
NOTICE OF ADMINISTRATIVE APPROVAL & TRAFFIC CONCURRENCY DETERMINATION

Notice is hereby given that on October 4, 2016 the City of Marysville issued preliminary administrative site plan approval to allow the of a 50-unit apartment complex on approximately 2.5 acres.

Applicant: Housing Hope
File Number: PA 16-013
Location: 2820 164th St NE

Note: The Preliminary Administrative Approval will become final unless an appeal requesting a public hearing is filed with the Community Development Department within 15 days of the date of this notice. The project as proposed is subject to the following conditions:

1. The preliminary site plan received by the Community Development Department on September 23, 2016 shall be the approved Preliminary Administrative Site Plan.
2. The building façade elevations submitted to the city on September 23, 2016 shall be the elevations approved for construction. Any modifications made to the approved plans shall be submitted to the city for review and approval prior to the changes being made in the field.
3. Prior to commencement of construction the applicant shall provide to the city a copy of the written agreement and/or recorded temporary construction easement where impacts to the adjacent park property occur.
4. Prior to occupancy, four (4) native evergreen trees shall be planted for every tree with a DBH of 6" or greater is removed. Planted trees shall be located on the same property they were removed from.
5. No construction activity shall be permitted within the dripline of trees to be saved.
6. No direct access from the project site to the adjacent county park will be permitted. The applicant shall construct a quality 6' high wood (or other material as approved) fence. The fence may contain small openings between slats to allow a semi-opaque view of the park along the entire south boundary with the following exception: a 6' high vertical iron fence with architectural patterns may be constructed adjacent to the project's recreational areas to allow a less obstructed view of the park. The applicant will be required to submit specific fence details to the city for review and approval prior to construction of the fence. Chain link fencing is prohibited.
7. All pedestrian crosswalks within the development shall be stamped concrete, or approved equivalent.
8. All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed underground either by direct burial or by means conduit or ducts providing service to each building.
9. Signage, if proposed, shall comply with the applicable provisions outlined in Chapter 22C.160 MMC.
10. The applicant shall submit payment to the City of Marysville for park impacts caused by the development, pursuant to Chapter 22D.020 MMC. Park impact fees will be based on the fee schedule in effect at the time an individual building permit application is accepted by the City.
11. The applicant shall submit payment to Marysville School District for school impacts caused by the single-family development, pursuant to Chapter 22D.040 MMC. School impact fees will be based on the fee schedule in effect at the time and individual building permit application is accepted by the City.
12. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3) for the development.

Note: This decision will become final unless an appeal requesting a public hearing is filed with the Community Development Department within 15 days of this notice.

The application and complete case file is available for review at the City of Marysville Community Development Department, 80 Columbia Avenue, Marysville, WA 98270.

Project Information: Cheryl Dungan, Senior Planner – (360) 363-8206